

LEASE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

Henry Papini, lessor,
in consideration of the rental hereinafter mentioned, have granted, bargained and released and by these presents do grant, bargain, and lease unto
Hugh Culbertson, as agent for the Veterans of Foreign Wars lessee,
~~for the purpose of maintaining a meeting hall and recreational club room~~
upstairs room at 13 W. Coffee Street, Greenville, S. C. over the premises now occupied the
by Liner's Sea Food Market,

for the term of one year, beginning September 1, 1947, and ending September 1, 1948, with the option
of continuing this lease at a rental of \$75 per month during the second year, and \$100 per month
during the third year.

and the said lessee
in consideration of the use of said premises for the said term, promises to pay the said lessor the sum of Sixty-five (\$65.00)
Dollars

per month payable the first day of each month, beginning September
1, 1947.

The lessee hereby agrees to take the building just as it stands unless otherwise agreed upon in writing, and the lessee only require of the lessor the use of the
premises for the business mentioned but no other. The lessor to repair the roof should it leak, it is also fully agreed that the roof is considered sound and the
lessor not to pay any damages from leaks should any occur. Use of the premises for any business other than herein called for shall cancel this lease if the
lessor so desires and give notice of same in writing.

If the business is discontinued or the premises vacated before the expiration of the lease then the whole of the unexpired time becomes immediately due
and payable.

Outside signs to be erected that may connect with the parapet or any other outside part of the building must be consented to by the lessor before
being erected.

It is agreed by the parties herein that a separate light and water meter shall be provided
for the lessee.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PERSONALLY appeared before me Mrs. R. C. White, who on oath states that she saw the within
named Hugh Culbertson sign and seal the within written instrument, and that she with Mildred
R. Turner witnessed the execution thereof.

SWORN to before me this 8th day of September, 1947. Mrs. R. C. White, Jr.
Mary Francis Fazio (L.S.)
Notary Public, S. C.
Probate recorded September 8th, 1947, at 4:05 P.M.
BY: CES

To Have and to Hold the said premises unto the said lessee, his successor,
executors and administrators for the said term. It is agreed by the parties hereto that this lease shall continue from year to year on the same terms, unless the
party desiring to terminate it after the expiration of the term above mentioned give to the other party One (1) months written notice previous
to the time of the desired termination, but the destruction of the premises by fire or making it unfit for occupancy or other casualty, or One (1)
months arrear of rent, shall terminate this lease, if the lessor so desires. The lessee agree to make good all breakage of glass and all other injuries done to the
premises during the term, except such as are produced by natural decay and agree to make no repairs, improvements or alterations in the premises without the
written consent of the lessor nor sub-rent without the lessors written consent.

The lessee hereby acknowledges having a duplicate of this lease.

Witness our hands and seals the 30 day of August 1947

Witness: Henry Papini (SEAL)
Hubert E. Nolin Hugh Culbertson (SEAL)
Geraldine Welch (SEAL)
Mrs. R. C. White, Jr.
Mildred R. Turner

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE }

PERSONALLY, comes Geraldine Welch
and makes oath that she saw the within named Henry Papini
sign and seal the within written instrument, and that she with Hubert E. Nolin
witnessed the execution thereof.

Sworn to before me this 30 day of August 1947 }
Hubert E. Nolin (L. S.) }
Notary Public, S. C. } Geraldine Welch

S. C. Stamps \$ and .32 cents

Recorded September 8th 1947 at 4:05 o'clock P.M.
BY: CES